

#6

## **MAPLE VIEW ACRES SUBDIVISION NARRATIVE**

### **GENERAL DESCRIPTION**

The applicants, Clark and Clara Jane Holcomb are proposing to subdivide approximately 80 acres in the Rural Residential (R-10) Zone into 8 lots utilizing the rural cluster provisions pursuant to Title 40 of the Clark County Code. The proposed plat complies with the densities and dimensional standards of the R-10 Zoning District as modified by the rural cluster provisions listed in CCC 40.210.020 (D). Proposed Lots 2-7 vary in size from approximately 1.9 acres to approximately 3.4 acres. Proposed Lot 1 is the remainder lot and is approximately 61 acres. Onsite critical areas are proposed to be included within Lot 1 as noted on the plat. Please refer to the plans included in this application for more information on the proposed lots and utility layout.

### **LAND USE ELEMENT OF THE COMPREHENSIVE PLAN**

The plat is consistent with the goals and policies of the Comprehensive Plan. The development site is within the rural area. The purpose of the Rural Cluster Development provisions per CCC 40.210.020 (D), is to provide for small lot residential development in the rural zoning districts which maintains rural character, maintains and conserves larger remainder parcels, protects and/or enhances sensitive environmental and wildlife habitat areas and minimizes impacts to necessary public services.

The Rural Cluster Development provisions are consistent with the goals and policies of the Growth Management Act because the ordinance allows provisions for innovative development techniques to conserve open space and also resource lands. The placement of homes on a small portion of the property while maintaining the majority of the site in a remainder parcel achieves these goals.

Public water will be extended to the site. Private septic systems are proposed to serve each lot. A private street will be provided at the time of development to contribute to a system of fully connected streets and pedestrian access ways. Improvements will be made as indicated on the Preliminary Plat.

### **TRANSPORTATION ELEMENT**

This project is consistent with the transportation element because improvements constructed in conjunction with this application will improve the road, pedestrian, and bicycle networks. The applicant will grant easements and improve streets as shown on the Preliminary Plat. The Preliminary Plat shows the access points, location, and width of NE 117<sup>th</sup> Avenue. The internal road will provide safe and efficient circulation throughout the site while avoiding impacts on critical areas.



## **HOUSING ELEMENT**

The proposal is for the division of residential land and the development of this project includes creating lots for future single-family residential homes in the rural area. There are no buildings located on the site.

## **CAPITAL FACILITIES & UTILITIES ELEMENT**

The development of this project will include the construction of transportation, stormwater, and water improvements complying with the County's development regulations. The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site. Private septic systems are proposed to serve each lot. Septic Solutions, Inc. has completed perc test holes on all the proposed lots to demonstrate the suitability of onsite soils for septic systems. All lots have current site approvals from the Clark County Health Department for onsite sewage systems. School impact fees will be imposed as a condition of approval which also provides mitigation for the impacts created by development of this property.

## **ECONOMIC DEVELOPMENT ELEMENT**

The development of the site will create jobs in the construction industry. Future development of the site will provide employment opportunities and additional contributions to the tax base.

## **PARKS, RECREATION AND OPEN SPACE ELEMENT**

This proposal does not create any adverse impacts to parks or the opportunity for recreation, nor does it convert land previously used for recreational purposes. Lot 1 will provide more than 60 acres of open space in the current proposal.

## **HISTORIC, ARCHAEOLOGICAL AND CULTURAL PRESERVATION ELEMENT**

Clark County GIS Data indicates this site has a high probability of containing archaeological findings. An Archaeological Pre-determination Study was completed by Applied Archaeological Research. No further archaeological studies were recommended. Please refer to the archaeological study submitted with this application for further information.

## **RCW 58.17.110 (Platting)**

Under the provisions of RCW 58.17.110, the legislative body must find that the proposed subdivision is in the public interest and that adequate public services can be provided. The following findings address this requirement:

- The project implements existing Comprehensive Plan designations and zoning.
- This project can be adequately served by emergency services. Fire flow will be adequate to serve the site. Fire hydrants and turnarounds will be installed as required by the Fire Marshal.

- The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site.
- Private septic systems are proposed to serve each lot. Septic Solutions, Inc. has prepared a letter addressing soil suitability for septic systems which is included with this application. All lots have current site approvals from the Clark County Health Department for onsite sewage systems.
- This project manages stormwater runoff from the site.
- Improvements will be constructed in compliance with Clark County's development regulations.
- This project will generate school impact fees to offset impacts.
- This project will contribute to an increased tax base.
- This proposed land division will promote the general welfare of Clark County by complying with all applicable statutes, regulations, and ordinances.

### **PUBLIC HEALTH, SAFETY AND GENERAL WELFARE**

The proposed land division is compatible with surrounding uses and is not detrimental to the public health, safety or general welfare of adjacent uses or properties. Roads and access ways will be constructed and connected, thus improving the road network. Public water will be extended to serve the proposed lots. Private septic systems will serve each lot. Increased runoff will be treated, thus protecting ground water supply and integrity. Contributions will be made toward the costs of schools in the form of impact fees.

### **MASS TRANSIT**

The site is not directly served by C-Tran and there are no known C-Tran stops for several miles. The current edition of C-Tran's Rider's Digest should be consulted for detailed information regarding current transit stops and routes in service in the rural area.

### **EMERGENCY SERVICES**

The site is located in Fire District #10. The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site. Adequate fire flow will be provided to the site. Additional fire hydrants and turnarounds will be installed as required by the Fire Marshal.

### **CCC 40.350 (Transportation Standards)**

This project will create road easements and improve streets as shown on the Preliminary Plat. The Preliminary Plat shows the access points, location, and width of the internal proposed roads. Access to the site is proposed from NE 339<sup>th</sup> Street. There is a proposed pedestrian trail on the site for pedestrian use as shown on the plans.

The road design for the proposed internal private streets is based on Clark County's rural access private road (Drawing 27). A cul-de-sac will be provided at the end of the proposed NE 117<sup>th</sup> Avenue.

Frontage improvements are not required on NE 339<sup>th</sup> Street per the Pre-application notes. Please refer to the Preliminary Plat for more information.

A Rural Circulation Plan is not required by CCC 40.350.030(B)(2) since this project is not required to conduct a transportation impact study or construct frontage improvements. The Pre-Application Notes indicate that the evidence provided with the application shows there is no feasibility of additional cross circulation roads within the vicinity of this development that could reasonably accomplish that purpose. There is a proposed pedestrian easement on the site for pedestrian connections through the site as shown on the plans.

**CCC 40.350.020 (Transportation Concurrency Management System)**

A sight distance analysis letter was included within this application. A traffic profile will be completed by Clark County. Estimated trip generation is based on the ITE's *Trip Generation* for 8 single-family residential lots.

**CCC 40.380 (Stormwater and Erosion Control)**

This project complies with the requirements of Clark County's Stormwater and Erosion Control Ordinance and will pay associated fees. Once the site is fully developed, stormwater quality treatment and quantity control will be provided by drainage facilities as indicated on the plans. The facility will be privately owned and maintained and has been designed to accommodate the stormwater runoff from the site when fully developed. Calculations and information regarding the drainage facilities are included in the Stormwater Report.

**CCC 15 (Fire Prevention)**

This project is located within Fire District #10. The site is located in Fire District #10. The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site. Adequate fire flow will be provided to the site. Additional fire hydrants will be installed as required by the Fire Marshal.

**CCC 40.540.040 (Subdivision and Large Lot Subdivision Provisions) and  
CCC 40.540.040(D) (Approval Criteria for a Preliminary Plat Application)**

The applicant has provided all the requested information in CCC 40.540.040(B) for a technically complete preliminary subdivision application. This application provides the ownership and deed history as required to demonstrate the subject lots have been created legally. Please refer to the deed history for further information. The information satisfies the approval criteria listed in 40.540.040(D).

**CCC 40.210 (Zoning)**

CCC 40.210.020 lists the permitted uses and development standards for the R-10 Zoning District and Rural Cluster Developments. This project is a permitted use and complies with these development standards.

### **CCC 40.210.020(C) (Development Standards)**

The site is bordered on the north, west and partially on the east by land zoned R-10. The remainder of the land to the east, as well as the land located across NE 339<sup>th</sup> Street to the south, is zoned FR-40 or FR-80, which are resource zones. Please refer to the Zoning Map within the GIS Packet for reference. The onsite critical areas are located mainly in the central and eastern portions of the site.

As shown on the Preliminary Plat, proposed cluster Lots 2 – 8 are clustered in the northwestern portion of the site. This meets the goal of CCC 40.210.020 (D) (3) which states that cluster lots shall be sited to minimize conflicts between housing and adjacent agricultural or forest zoned property.

Per CCC 40.210.020 (D) (3) cluster lots and building envelopes may not include critical areas unless no other reasonable alternative exists. It also states that all critical areas and any associated buffers existing on property proposed for cluster development shall be located within the remainder parcel to the maximum extent possible. In order to retain the rural character the remainder parcel should contain forested areas, prominent hillsides, meadows and ridges to the maximum extent possible.

In order to comply with this requirement, the proposed remainder lot, Lot 1, includes all of the critical areas. Due to the location of the critical areas on both sides of the site, however, this requires the private road easement to bisect the remainder lot. The development standards also state that fragmentation of the parcel by private road easements shall not occur unless no other reasonable alternative exists. The existing location of NE 339<sup>th</sup> Street and the location of onsite critical areas (wetlands, streams and steep slopes) dictate the potential location of the proposed road and the lot layout.

The purpose and intent of the Rural Cluster Development provisions per CCC 40.210.020 (D), is to provide for small lot residential development in the rural zoning districts which maintains rural character, maintains and conserves larger remainder parcels, protects and/or enhances sensitive environmental and wildlife habitat areas and minimizes impacts to necessary public services.

A building envelope is identified on the remainder lot which is outside of any identified critical areas. The building envelope is also centrally located in order to cluster the development in the northwest portion of the site while still avoiding the wetlands and the resource zoning across NE 339<sup>th</sup> Street.

Thus, the layout as proposed meets the intent of the Rural Cluster Development ordinance.

### **CCC 40.320 (Landscaping and Screening)**

As mentioned previously, the site is bordered on the north, west and partially on the east by land zoned R-10. The remainder of the land to the east, as well as the land located across NE 339<sup>th</sup>

Street to the south, is zoned FR-40 or FR-80, which are resource zones. Please refer to the Zoning Map within the GIS Packet for reference.

Landscape buffering guidelines per Table 40.320.010-1 do not require any buffering between existing single-family residential and proposed single-family residential zones, therefore no landscape buffering has been proposed to the north or west of the site.

For single-family residential land that abuts resource land, an L-1, 5-foot landscape buffer is required for land separated from the site by a street and an L-3, 50-foot buffer is required for land that is not separated by a street.

According to CCC 40.320.010 (C)(7), the "responsible official may approve an alternative landscape design and buffer standard that is compatible with existing, abutting landscaping that still meets the intent of the required buffer type." The eastern half of the property is heavily forested with mature evergreen trees and a mix of native understory shrubs. Due to the nature of the existing vegetation, no additional landscape buffering is being proposed for the portions of this site directly abutting resource land. A Preliminary Plat with an aerial photo overlay has been provided with this application with the forested areas highlighted.

The remaining portion of the site is separated from a resource zone by NE 339<sup>th</sup> Street as shown on the Preliminary Plat. Per Table 40.320.010-1, an L-1, 5-foot landscape buffer is required in this area. In addition, the landscaping standards for rural cluster developments listed in CCC 40.320.020 (D) (6) indicate that the proposed landscaping should screen the proposed cluster lots from the public right-of-way.

The applicant is proposing a 35 foot landscape buffer along the NE 339<sup>th</sup> Street right-of-way as shown on the Preliminary Landscape Plan. The proposed buffer will comply with L-1 landscaping standards as well as those standards set forth by CCC 40.210.020 (D) (6). It shall consist of native shrubs and trees, and shall provide a buffer of vegetation six feet in height and at least 50% opaque year round within three years of planting. Please see the Preliminary Landscape Plan for details.

This landscape buffer is proposed for two purposes. First, it meets the requirements of the landscape buffer standards and the rural cluster landscaping standards. Second, the applicant is also requesting to reduce the required building setback on NE 339<sup>th</sup> Street from 200 feet to 50 feet for Lot 8. The Code states that a reduced building setback is allowed where it can be shown that a lesser setback will provide the same or greater buffering.

Proposed lots have been clustered in areas away from the environmentally sensitive areas to the greatest extent possible as demonstrated in this application. In this proposed layout, the existing road, NE 339<sup>th</sup> Street, will already provide a 18' to 22' physical separation between the proposed Lot 8 and the property zoned FR-40 to the south. In addition, the applicant is proposing an additional 35' of landscaping from the edge of the NE 339<sup>th</sup> Street right-of-way for a portion of the site as shown on the Preliminary Landscape Plan. This landscape buffer is comprised of native shrubs and trees which will provide visual screening, buffering, and additional physical separation from the existing properties to the south. The property to the south of Lot 8 is

currently used as a large lot rural residential property, which is closer to residential than resource land in character.

This proposed reduction in the setback standard for Lot 8 allows the applicant flexibility in lot and building layouts while still providing adequate room for privacy, visibility, landscaping, natural light, ventilation, access to and around buildings, clearance for emergency vehicles, and buffering between uses which is generally the purpose for building setbacks.

Based on these reasons, the applicant is requesting a reduction in the building setback from 200' to 50' for Lot 8 along NE 339<sup>th</sup> Street on the basis that this proposal provides the same or greater buffering between the proposed Lot 8 and the adjacent resource zoned land.

#### **CCC 40.610 (Impact Fees)**

School impact fees apply to this development and will be due at the time of future building permit application.

#### **CCC 40.570 (SEPA)**

A SEPA checklist has been submitted with this application. The lead agency is Clark County. Onsite critical areas are proposed to be contained within the proposed remainder lot, Lot 1. A proposed building envelope is shown for Lot 1. The applicant is not aware of potential significant adverse environmental impacts that would necessitate the lead agency to impose any substantive SEPA mitigation measures in excess of those already provided for by Clark County Code. A Determination of Non-Significance (DNS) is appropriate for this project.

#### **CCC 40.450 (Wetland Protection Ordinance)**

Three onsite wetlands have been identified on the site and are labeled Wetlands A through C on the Preliminary Plat. Per CCC 40.450.030(E)(3), wetland buffers are automatically reduced to 50% of the base buffer for residential land divisions in the rural area. Wetlands A and B are Category 4 Wetlands and subject to a 25 foot buffer. Wetland C is a Category 3 Wetland and is subject to a 50 foot buffer.

Two intermittent tributaries were also identified on the eastern portion of the site and are labeled on the Preliminary Plat. They are classified as Type IV Streams and are subject to 150 foot base buffers under Clark County's Habitat Conservation Ordinance.

Clark County, the Department of Ecology and the Corps of Engineers have the final authority for determining wetland boundaries, types, buffers and stream categories.

This application does not propose any direct impacts to wetlands or onsite streams at this time.

Per CCC 40.450.030 (F), the Planning Director shall waive the requirements of CCC 40.350.030(A) through (E) for any subdivision located in the rural area if the applicant

designates development envelopes to be shown on the final plat which are outside of any wetland or buffer. Please refer to the Preliminary Plat for the proposed building envelope for Lot 1.

Please refer to the Wetland Delineation and Habitat Assessment prepared by The Resource Company for information about onsite wetlands and intermittent streams.

#### **CCC 40.460 (Shoreline Overlay District)**

Per GIS data, the site does not contain any areas identified as shorelines of the state so this chapter does not apply to this proposal.

#### **CCC 40.370.020 (Water Supply)**

The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site.

#### **CCC 40.440 (Habitat Conservation Ordinance)**

Based on the Pre-application Conference Notes, there are mapped habitat areas on the site. However, the applicant is not proposing any habitat area impacts. Please refer to the Wetland Delineation and Habitat Assessment prepared by The Resource Company for more information.

#### **CCC 40.430 (Geologic Hazard Areas Regulations)**

GIS data indicates portions of the site may contain severe erosion hazard areas and areas of potential instability. No development is proposed for these areas. As shown on the Preliminary Plat, all proposed development is more than 100' away from any area mapped by GIS data to contain severe erosion hazard areas or slopes potentially greater than or equal to 25 %.

#### **CCC 40.410 (Critical Aquifer Recharge Areas)**

GIS data indicates the site is located within Category II Recharge Area. This chapter does not apply to the current proposal because 1) all residential uses are exempt activities in Categories I and II and 2) activities already permitted and regulated by the State and Clark County Health Department to incorporate best management practices are also exempt activities.

#### **CCC 40.420.010 (Flood Control District) and 40.420 (Flood Plain Combining District)**

This chapter does not apply to this proposal because there are no areas on the site within the 100-year floodplain.

#### **CCC Title 24 (Public Health)**

The Clark County Health Department has completed a development review evaluation and there was no evidence of any existing onsite septic systems or wells. (There are no buildings on the site.) If septic systems or wells are found during construction, they will be properly abandoned.

The CCHD did not provide the applicant with any information on existing wells or septic systems within 100' of the site.

The applicant proposes to extend public water to the site. Clark Public Utilities has completed a utility review and indicates water service is available to the site. Public water easements will be required for onsite public utility extensions.

**CCC 40.370.010 (Sewerage Regulations) and CCC 24.05A (Individual Sewage Disposal System Requirements)**

Private septic systems are proposed to serve each lot. Septic Solutions, Inc. has evaluated the onsite soils and determined that septic systems are feasible on each proposed lot. The locations of the perc test holes are shown on the Preliminary Plat. All lots have current site approvals from the Clark County Health Department for onsite sewage systems.

**How the proposed plan meets the minimum area and dimensions of the base zone.**

**R-10 Zoning District Standards Per CCC 40.210.020**

**Cluster Lots**

Minimum lot width: 100 feet unless the Clark County Fire Code requires a greater width

Minimum lot depth: 140 feet

Minimum lot area: 1 acre unless a larger size is required by the Clark County Health Department. Cluster lots can use right-of-way to meet the minimum lot size as permitted by CCC 40.200.040(C)(1)

Maximum lot area: None. The minimum standard for remainder parcels controls the maximum size of cluster lots.

**Remainder Lot**

Minimum lot width: No Requirement

Minimum lot depth: No Requirement

Minimum lot area: 75% of site (Approximate site acreage is 80 acres.  $80 \times .75 = 60$  acres)

Maximum lot area: None

**How the issues identified in the pre-application conference have been addressed, and generally, how services will be provided to the site.**

A Pre-Application Conference was held for this project in October 2004. Pre-Application Conference Notes are included within this application.

County Staff indicated a road modification application may be required for this application for the proposed shed section. Please refer to the road modification sections within this application for further information regarding the proposed road modification requests.

The Clark County Health Department has completed a development review evaluation.

A rural circulation plan was not required for this application.

Existing sight distance and sight distance standards are addressed by Olson Engineering, Inc. in a letter submitted with this application.

Onsite wetlands will be protected within the remainder lot as noted. A proposed building envelope is shown on the plans for Lot 1, the proposed remainder lot.

A geotechnical report was not needed for this proposal since there is no development proposed in the portions of the site shown as containing steep slopes. An e-mail was provided by County Staff which indicates a geotechnical report is not required for this application to be counter complete.

An archaeological Pre-determination was submitted to Clark County for this site.



MAPLE VIEW ACRES AERIAL PHOTOGRAPH

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.